

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 (1A00.3.B.3) to permit sideyard setbacks of 25 feet in lieu of the required 50 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Request change of both side setbacks minimum from 50' to 25'.
1. Because of narrow front of lot, the planned house must be pushed to rear of lot, well into the proposed septic area, to stay within existing 50' side setbacks.
2. Size (100' wide w/attach garage) and style require more building width.
3. Topography of lot, which slopes downward more sharply at rear half of lot (per plat), does not allow a desirable building site at rear.
4. Proposed house location would be compatible with remaining neighborhood.
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Phone No.: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1981, at _____ o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

IN THE MATTER OF THE APPLICATION OF MARYLAND HERITAGE CORPORATION FOR A PETITION FOR A VARIANCE FROM SEC. 1A04.3.B.3 (1A00.3.B.3) to permit a side yard setback of 25' in lieu of the required 50' NW/4 of Conifer Ct., 1810' SW of Manor Woods Drive - 11th District : : : : : BALTIMORE COUNTY : : : : : No. 81-89-A

ORDER OF DISMISSAL

Petition of Maryland Heritage Corporation for a variance from Sec. 1A04.3.B.3 (1A00.3.B.3) to permit side yard setback of 25' in lieu of the required 50', on property located on the northwest side of Conifer Ct., 1810' southwest of Manor Woods Drive, in the 11th District of Baltimore County, Maryland.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed July 23, 1982 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of July 23, 1982.

IT IS HEREBY ORDERED this 27th day of July, 1982, that said petition be and the same is withdrawn and dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman
Leroy S. Spurrer
Keith S. Franz

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/4 of Conifer Ct., 1810' :
SW of Manor Woods Dr. :
11th District : : OF BALTIMORE COUNTY

MARYLAND HERITAGE CORPORATION :
Petitioner : Case No. 81-89-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1980, a copy of the foregoing Order was mailed to Wayne G. Krut, President, Maryland Heritage Corporation, 7 Wineberry Court, Glen Arm, Maryland 21057, Petitioner.

John W. Hession, III

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

May 22, 1981
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-89-A : MARYLAND HERITAGE CORP.
NW/4 of Conifer Ct., 1810' SW of :
Manor Woods Drive :
11th District :
Var. - To permit side yard setbacks of 25' :
in lieu of the required 50' :
11/21/80 - DZC (J. Jung) GRANTED variances :
THURSDAY, JULY 30, 1981, at 11 a.m. :

ASSIGNED FOR: :
cc: Linwood O. Jarrell, Jr., Esq. : Attorney for Petitioner
Maryland Heritage Corp. : Petitioner
Mr. Blaine Leidy : Protestant
J. Hession, Esq. : People's Counsel
J. E. Dyer : Zoning Office
W. Hammond :
Jean Jung :

June Holmen, Secy.

2ND ADDITION TO MANOR WOODS RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS made this 23rd day of May, 1978 by Maryland Heritage Corporation a Maryland Corporation, Declarant.
The Declarant is the owner in fee simple of all the lots numbered 1 through 19 inclusive as shown on the plat entitled "Second Addition to Manor Woods", which plat is recorded among the land records of Baltimore County in Plat Book E.H.K. Jr., No. 40, folio 62.
The Declarant, for the purpose of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the covenants and conditions and restrictions hereinafter set forth.
Now, therefore, the Declarant, its successors and assigns, hereby declares that all of the aforesaid lots numbered 1 through 19 inclusive shall be subject to covenants, restrictions, conditions and reservations hereinafter set forth with the exception of paragraph 15, herein, which paragraph will be applicable only to the lots named therein.

1. The land included in this tract shall be used for private residential purposes only, and no dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one-half stories in height, each dwelling being designed for occupancy by a single family, and a private garage for not more than two cars, unless otherwise approved by the Declarant. Single family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family. Garage doors may not face the street or be on house front.
2. No building, fence, wall, hedge, or other structure shall be commenced, erected, placed or altered in structure, or color, on any lot by other than the Declarant or Wayne G. Krut or Betty J. Krut, until the plans and specifications and including color scheme and grading plan showing the location of the structure have been approved in writing by the Declarant, Wayne G. Krut or Betty J. Krut, their assigns, or duly appointed Agent, who shall have the right to refuse to approve any such plans or specifications, or grading and location plans which are not suitable or desirable, in their opinion, for aesthetic or other reasons, and in so passing upon such plans, or specifications, or grading and location plans, they shall have the right to take into consideration the suitability of the proposed building, or other structure and of the materials, of which it is to be built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure or of the roadway as planned on the outlook from the adjacent or neighboring properties. In no event shall a one-story structure contain less than 2,000 square feet of living area. Garages and basements shall not be constructed as living area. Basement area shall be considered any area which has one or more walls three feet below the finished grade. The exterior of any structure or basement shall not consist of exposed concrete block, stucco or concrete. Aluminum siding may only be used if specifically approved by Declarant. In the event of the failure of the purchaser or purchasers of lots in "Second Addition to Manor Woods" to obtain the required prior written approval of plans, specifications, and grading studies as established in this paragraph, said purchasers hereby agree to reimburse the Declarant or its assigns for all costs and expenses to which it may be put as a result of said failure including, but not limited to Court costs, and attorney's fees.

TRANSFER TAX NOT REQUIRED

Walter R. R. Char. Con.

BALTIMORE COUNTY, MARYLAND

Per: _____
S. J. C. B. _____

WEER 5888 PAGE 875

3. All plans referred to in Paragraph 2 above shall be submitted in duplicate. They shall be complete with specifications, landscaping and outbuildings, etc. A fee of \$150.00 shall accompany each submission of plans. The fee is non-refundable. Plans will be reviewed and approved, approved if modified as indicated, or disapproved within 10 days. Approval, qualified approval and/or disapproval will be indicated thereon and returned to the owner. One set will be retained by the Declarant for checking conformity in line with approval.
4. No trailer, boat, tent, shack, commercial vehicle, recreational vehicle, barn or other building except garage shall be erected or maintained on any lot at any time, nor shall any such structure, basement or garage be used as a residence, either temporarily or permanently. Any dwelling constructed on said lot shall be completed in every exterior detail within 12 months from the date of beginning such construction.
5. Basements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
6. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon, except normal construction activity, which may be or become an annoyance or nuisance to the neighborhood. Before construction of a dwelling, the purchaser/owner shall maintain the lot in a reasonable manner, such as mowing, weeding and removing fallen trees.
7. No live poultry, hogs, cattle or other livestock shall be kept on any lot. Household pets consisting of no more than two dogs or cats, not owned for commercial purposes, shall not be deemed livestock.
8. Any failure by any party entitled to enforce any of the restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same breach. Invalidation of any of these covenants or restrictions by any court of competent jurisdiction shall in no wise effect any other provisions herein.
9. The Declarant, Wayne G. Krut or Betty J. Krut, or their assigns reserve the right to alter or waive such portion of the protective covenants placed on this property as they deem necessary in the best interest of the development as determined by their judgment.
10. The Declarant reserves the right to alter lines between lots and alter set-back distances on any lots owned by the developer, without approval of any owners of any of this property.
11. No signs of any kind shall be placed or displayed on any unimproved lot advertising that said lot is for sale unless approved in writing, by the Declarant, Wayne G. Krut or Betty J. Krut.
12. Owners of lots shall be responsible for complying with all Baltimore County and State Health Department regulations and the Public Health Agreement, so far as same are applicable, particular attention being called to well drilling requirements which are the responsibility of the lot owner.
13. Owners of lots shall be responsible for providing driveway access to their lots from the paved portion of the County road abutting the owner's lot. All driveways shall be paved with a hard durable surface such as macadam, tar and chip, concrete or other similar material. Paving shall be completed one year from the date of commencement of construction of the dwelling on said lot.

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14. It is understood and agreed that in the event that Declarant or Wayne G. Krut or Betty J. Krut or heirs or assigns, are permitted to install a community water supply or supplies for the purpose of supplying normal water for any single residence(s) in this subdivision, each lot owner agrees to allow the installation of under-ground water supply lines, and any other lines or electrical wires required, through his (and/or her) property regardless of whether water is to be used by said lot owner. Any damage caused by installation of such water lines shall be corrected by the Declarant. Passing lines shall be installed as far from a lot owner's house as practical in the sole judgment of the Declarant, Wayne G. Krut or Betty J. Krut. Lot owners agree to cooperate in any way reasonable to allow the installation of these lines through their property.
15. Cost of maintenance of the right of ways hereinafter described including but not limited to the cost of mowing the grass shoulders and snow removal shall be borne equally by the owners of lots having the right to the use thereof. In the event that the owners of said lots desire to repair or improve the right of way, then, the type and nature of such repairs or improvements shall be by majority vote of the owners of lots having a right to the use of the right of way and the costs shall be borne proportionately among the owners of lots based on the actual distance used by each lot owner during normal ingress and egress. The following formula will be used to accumulate total expense share:
(Computations are accumulative and must progress from the shortest distance used to the longest distance used)

Example: Assume a 300 ft. drive used as follows by four (4) lot owners:
Lot Owner Distance Normally Used
A 100'
B 200'
C 300'
D 300'
Then: Three lengths must be computed (100', 200', 300')
-A's Expense share equals $\frac{100' \times 3}{300'} = 1$
-B's Expense share equals $\frac{200' \times 3}{300'} = 2$
-C's Expense share equals $\frac{300' \times 3}{300'} = 3$
-D's Expense is same as C's expense (same usage) = 3
Total Road Expense = $\frac{1}{36} + \frac{2}{36} + \frac{3}{36} + \frac{3}{36} = 1$
A. The owners of lots 11, 12, 13, and 14 shall have the right

WEER 5888 PAGE 877

to the use in common of a right of way passing between lots #10 and #14, and being as shown on the plat recorded in Baltimore County Plat Book, E.H.K., Jr. # 40, folio 62.
B. The owners of lots 8, 9, and 10 shall have the right to the use in common of a right of way passing between lots #8, and #10, and being as shown on the plat recorded in Baltimore County Plat Book E.H.K., Jr., #40, folio 62.
C. The owners of lots 15, 16, 17, and 18 shall have the right to the use in common of a right of way passing between lots #15 and #18, and being shown on the plat recorded in Baltimore County Plat Book, E.H.K., Jr., #40, folio 62.
16. The Declarant or Wayne G. Krut or Betty J. Krut or their heirs or assigns may at their option, direct that resolution of any disputes, violations or discrepancies resulting from this declaration of restrictions are to be decided by a majority vote of lot owners (with Declarant abstaining). It is understood that the Declarant does not and will not represent any lot owner other than the Declarant in any action or legal proceedings pertaining to this subdivision and/or this declaration of restrictions.
17. The Declarant or Wayne G. Krut or Betty J. Krut retain the right to assign the restrictions in full, particularly the architectural control provisions at any time to such parties as may be interested in the development.

AS WITNESS the hand and seal of WAYNE G. KRUT, President of MARYLAND HERITAGE CORPORATION the day and year first written above.
Wayne G. Krut, President
Maryland Heritage Corporation

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, that on this 22nd day of May, 1981, before me, the undersigned, a Notary Public of the State of Maryland, and for the County of Baltimore aforesaid, personally appeared Wayne G. Krut, President of Maryland Heritage Corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.
Notary Public
Res'd at: _____
Res'd at: _____
Res'd at: _____
Res'd at: _____

April 2, 1982

Linwood O. Jarrell, Jr., Esquire
6717 Harford Road
Baltimore, Md. 21234

Re: Case No. 81-89-A
Maryland Heritage Corporation

Dear Mr. Jarrell:

At the hearing on the above entitled case on July 30, 1981, the Board granted you a continuance in order to try to resolve this matter. You were to notify the Board if this matter was settled, and if not, to request that the case be set for hearing.

Since we have not heard from you we are requesting the status of this case. Please advise.

Very truly yours,

William T. Hackett, Jr.
William T. Hackett, Chairman

ETE

LAW OFFICES
STOCKSDALE, RUSSELL & JARRELL
6717 HARFORD ROAD
BALTIMORE, MARYLAND 21234

HOWARD B. STOCKSDALE
ALAN W. STOCKSDALE
ROBERT L. STOCKSDALE
WILLIAM T. RUSSELL
LINWOOD O. JARRELL, JR.
PAUL R. CVACH

TELEPHONE
AREA CODE 301
254-6877

April 28, 1982

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Case No. 81-89-A
Maryland Heritage Corporation

Dear Mr. Hackett:

We have not resolved our differences with the other owners.

Please continue the case until June 25, 1982, at which time we will be in touch with your office.

Very truly yours,

Linwood O. Jarrell, Jr.
Linwood O. Jarrell, Jr.

LOJ, Jr./ay

cc: Maryland Heritage Corporation

RECEIVED
BALTIMORE COUNTY
APR 29 10 21 AM '82
COUNTY CLERK
BY: [initials]

December 19, 1980

Zoning Commissioner
County Office Building
Towson, Maryland 21204

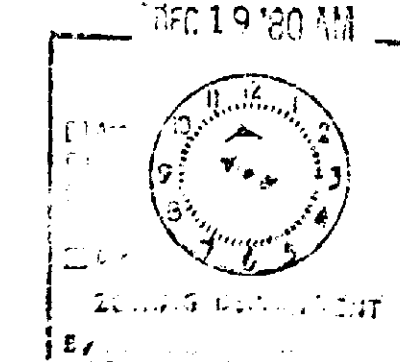
Re: Order for Petition for Variance
NW/4 of Conifer Court
1810' SW of Manor Woods Drive
11th Election District
Maryland Heritage Corp., Petitioner
No. 81-89-A (Item No. 55)

Dear Sir:

Representing residents of the community in question, we would like to appeal the order given by Jean M. H. Jung, Deputy Zoning Commissioner on November 21, 1980, regarding the petition for variance referenced above.

Very truly yours,

Blaine G. Leidy
BLAINE G. LEIDY
4322 Conifer Court
Glen Arm, Md. 21057

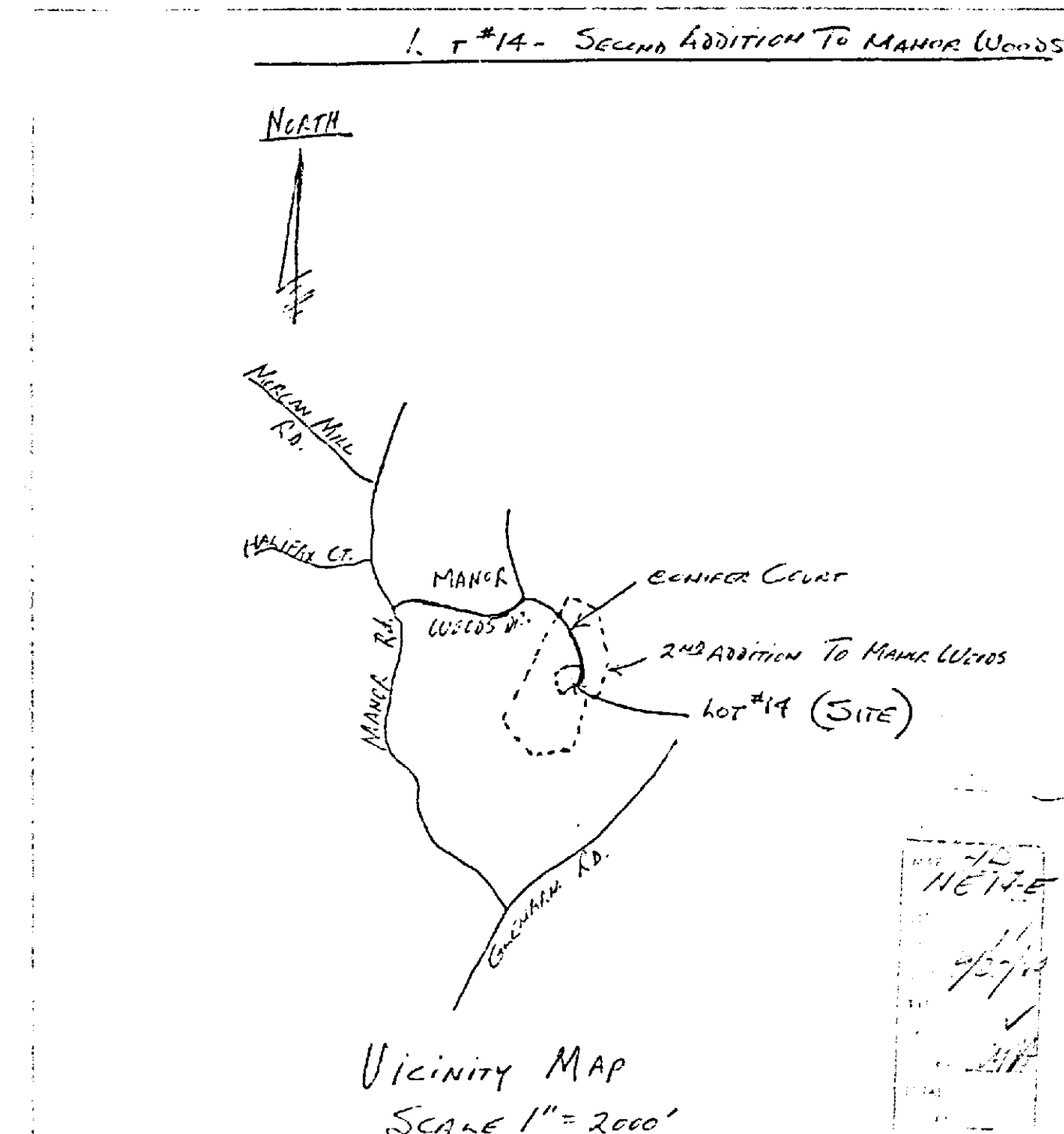
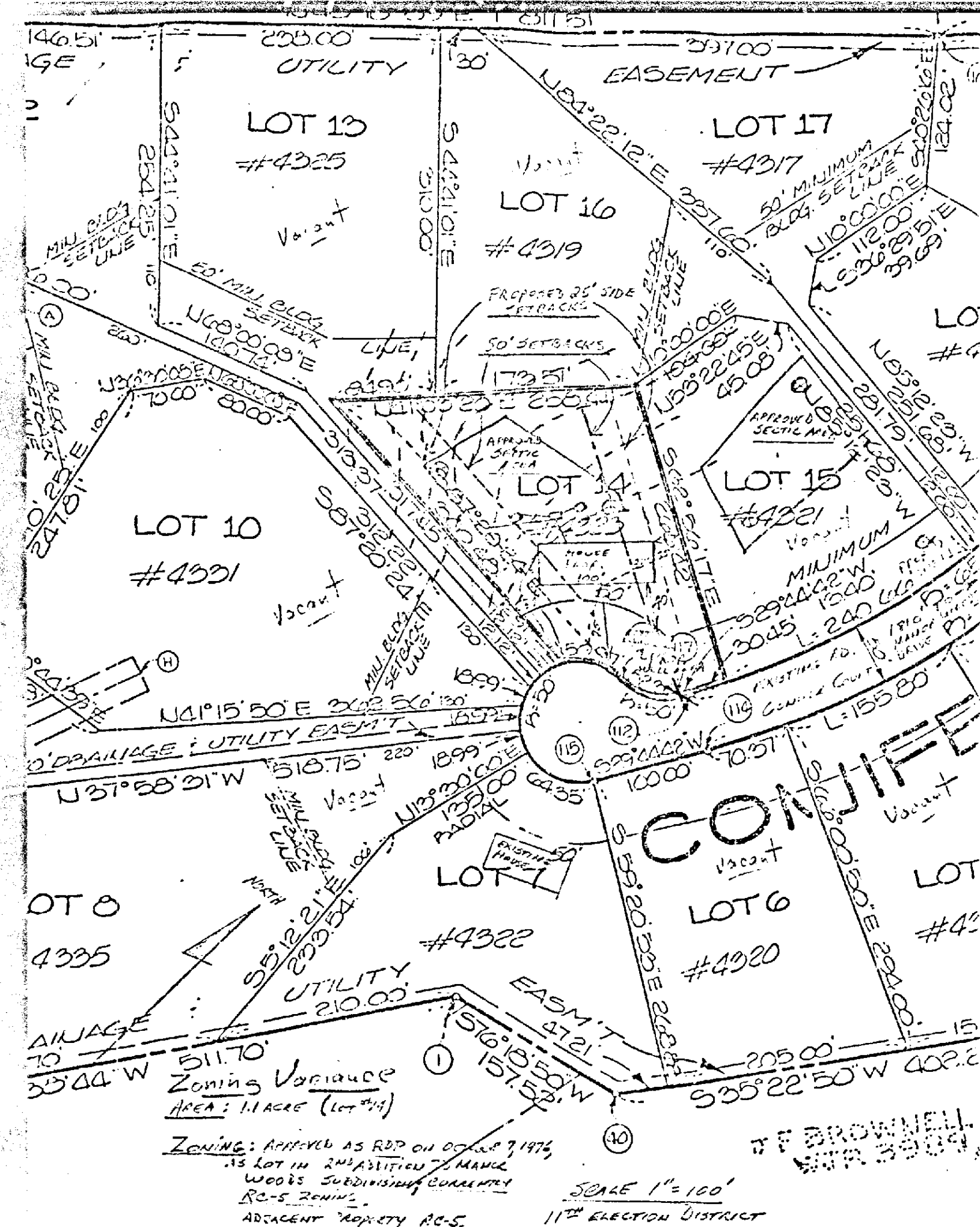


TO: ZONING COMMISSIONER
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

RE: CASE #81-89-A

WE THE UNDERSIGNED, RESIDENTS OF CONIFER COURT, GLEN ARM, MARYLAND, ARE OPPOSED TO THE GRANTING OF THE VARIANCE, CASE #81-89-A AS PETITIONED BY THE MARYLAND HERITAGE CORPORATION.

SIGNATURE/NAME	ADDRESS
<i>Blaine G. Leidy</i>	4322 CONIFER CT. GLEN ARM, MD. 21057
<i>Sandra S. Leidy</i>	4322 Conifer Ct. Glen Arm, Md. 21057
<i>George J. Gutz</i>	4315 Conifer Ct. Glen Arm, Md. 21057
<i>Jean Marie Gutz</i>	4315 Conifer Ct. Glen Arm, Md. 21057
<i>Shashibhat S. Patel</i>	4314, CONIFER COURT Glen Arm Md 21057
<i>Ed. F. Fitch</i>	4313 Conifer Ct. Glen Arm, Md. 21057
<i>Agnes H. Gutz</i>	4313 Conifer Ct. Glen Arm, Md. 21057
<i>Frederick E. Gutz</i>	4316 Conifer Ct. Glen Arm, Md. 21057
<i>Gene A. Gutz</i>	4316 Conifer Ct. Glen Arm, Md. 21057
<i>J. J. Gallager</i>	4316 Conifer Ct. Glen Arm, Md. 21057



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

November 18, 1980

Mr. William R. Hammond
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #55, Zoning Advisory Committee Meeting of September 23, 1980, are as follows:

Property Owner: Maryland Heritage Corporation
Location: NW/4 Conifer Court 1810' S/W of Manor Woods Dr.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit sideyard setbacks of 25' in lieu of the required 50'.
Acres: 103.33/173.51 X 300.13/266.12
District: 11th

Owner to submit revised plot plans to Environmental Services for lots sewage disposal area, Manor Woods, Lot 14, 2nd Addition.

Very truly yours,

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IIF/mw

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items #55, 57 and 58 with regard to the Zoning Advisory Committee Meeting on September 23, 1980.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/bza

10/30
81-89 A
granted

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

TO: Norman D. Gerber, Director
Office of Planning and Zoning

FROM: Petition No. 81-89-A Item 55

SUBJECT: Date: October 2, 1980

Petition for Variance for side yard setbacks
Northwest side of Conifer Court, 1810 feet Southwest of Manor
Woods Drive
Petitioner: Maryland Heritage Corporation

Eleventh District

HEARING: Thursday, October 30, 1980 (9:30 A.M.)

There are no comprehensive factors requiring comment on this petition.

Norman D. Gerber
Norman D. Gerber, Director
Office of Planning and Zoning

WEH:jgh:ab

October 1, 1980

Maryland Heritage Corporation
Mr. Wayne G. Krut, President
7 Wineberry Court
Glen Arm, Maryland 21057

NOTICE OF HEARING

RE: Petition for Variance - NW/S Conifer Court, 1810' SW of
Manor Woods Drive - Case No. 81-89-A

TIME: 9:30 A.M.

DATE: Thursday, October 30, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
474-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 16, 1980

Maryland Heritage Corporation
W. Krut, President
7 Wineberry Court
Glen Arm, Maryland 21057

RE: Petition for Variance
NW/S Conifer Ct., 1810' SW
of Manor Woods Drive
Case No. 81-89-A

Dear Mr. Krut:

This is to advise you that \$50.38 is due for advertising and posting of the above-property.

Please mail check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
474-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 13, 1980

Mr. Blaine G. Leidy
4322 Conifer Court
Glen Arm, Maryland 21057

Dear Mr. Leidy

I have made one visit to the Krut property on Conifer Court but was unable to determine exactly where the stakes were and what they signified. I have telephoned Mr. Krut requesting that he meet me at the property on Monday, November 17th at 3:00 p.m. solely for the purpose of locating and explaining the stakes.

If possible, I would like you or a representative from the protestants to join us. If that representative will be someone other than one of the four identified protestants, please call my office (474-3353) to identify the person I should expect.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

cc: Mr. Wayne G. Krut
7 Wineberry Court
Glen Arm, Maryland 21057

Maryland Heritage Corporation

DEVELOPMENT & BUILDING

MANOR WOODS - GLEN ARM, MARYLAND 21057 - (301) 661-6996

WAYNE KRUT, President
September 17, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Commissioner Hammond:

We have just submitted a "Petition For Zoning Variance" requesting that existing 50' minimum side setbacks on Lot #14 of the subdivision entitled 2nd Addition To Manor Woods be changed to 25' on each side.

The contemplated Buyer needs to start construction as soon as possible, but the largeness of the house and the narrow front of the lot require a change to 25' side setbacks to allow acceptable placement of the house.

Because of the imminence of winter weather and the need to start in advance of possible ground freezing, we request that you consider this extreme hardship and permit an early hearing and decision on this variance petition. If possible, a period of within thirty (30) days would be helpful and appreciated.

Thank you for any assistance you can provide. We will cooperate, of course, with any necessary action on our part.

Very truly yours,

Wayne G. Krut
Wayne G. Krut, Pres.

WGR:bjk

December 29, 1980

Linwood O. Jarrell, Jr., Esquire
6717 Harford Road
Baltimore, Maryland 21234

RE: Petition for Variances
NW/S of Conifer Ct., 1810' SW of
Manor Woods Drive
Maryland Heritage Corporation
Case No. 81-89-A

Dear Mr. Jarrell:

Please be advised that an Appeal has been filed by Mr. Blaine Leidy, Protestant, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

cc: Mr. Blaine Leidy
4322 Conifer Court
Glen Arm, Maryland 21067

John W. Hessian, III, Esquire
People's Counsel

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variance for side yard setbacks
LOCATION: Northwest side of Conifer Court, 1810 feet Southwest of Manor Woods Drive
DATE & TIME: Thursday, October 30, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 25 feet in lieu of the required 50 feet

The Zoning Regulations to be excepted as follows:

Section 1A04.3.B.3 - Height and Area Regulations
Section 1A00.3.B.3 - Height and Area Regulations

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Maryland Heritage Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 30, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

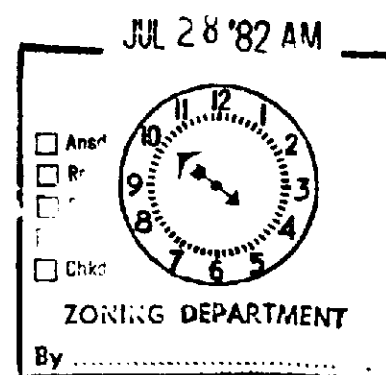
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PROPERTY DESCRIPTION

The property being known as Lot #14, located within the subdivision known as 2nd Addition To Manor Woods (D.H.K. Jr. 40 folio 62), said lot situated at the northwest side of the end of Conifer Court, being 1810 feet from the intersection of Conifer Court and Manor Woods Drive. Also known as 4323 Conifer Ct.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
July 27, 1982



Linwood O. Jarrell, Jr., Esq.
6717 Harford Rd.
Baltimore, Md. 21234

Dear Mr. Jarrell:

Re: Case No. 81-89-A
Maryland Heritage Corp.

Enclosed herewith is a copy of the Ord. of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.
cc: Maryland Heritage Corp.
Mr. Blaine Leidy
J. W. Hessian, Esq.
J. E. Dyer
W. Hammond
J. Jung

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 21, 1980

Linwood O. Jarrell, Jr., Esquire
6717 Harford Road
Baltimore, Maryland 21234

RE: Petition for Variances
NW/S of Conifer Ct., 1810' SW of Manor
Woods Dr. - 11th Election District
Maryland Heritage Corp. - Petitioner
NO. 81-89-A (Item No. 55)

Dear Mr. Jarrell:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Blaine Leidy
4322 Conifer Court
Glen Arm, Maryland 21057

John W. Hessian, III, Esquire
People's Counsel

December 19, 1980

Zoning Commissioner
County Office Building
Towson, Maryland 21204

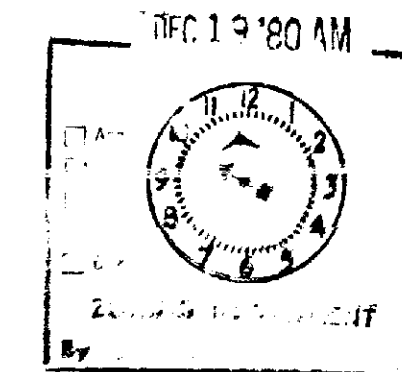
Re: Order for Petition for Variances
NW/S of Conifer Court
1810' SW of Manor Woods Drive
11th Election District
Maryland Heritage Corp. - Petitioner
No. 81-89-A (Item No. 55)

Dear Sir:

Representing residents of the community in question, we would like to appeal the order given by Jean M. H. Jung, Deputy Zoning Commissioner on November 21, 1980, regarding the petition for variance referenced above.

Very truly yours,

Blaine G. Leidy
BLAINE G. LEIDY
4222 Conifer Court
Glen Arm, Md. 21057



LAW OFFICES
STOCKSDALE, RUSSELL & JARRELL
6717 HARFORD ROAD
BALTIMORE, MARYLAND 21234
July 22, 1982

TELEPHONE
AREA CODE 301
284 6877

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Re: Case No. 81-89-A
Maryland Heritage Corp.
Petition for Variance
Hearing Date - August 4, 1982

Gentlemen:

Please use this letter as authority to withdraw the Petition for Variance originally filed by Maryland Heritage Corp.

Very truly yours,

Linwood O. Jarrell, Jr.
Linwood O. Jarrell, Jr.

LoJ Jr: g

cc: Mr. Blaine Leidy
John W. Hessian III, Esquire

RECEIVED
BALTIMORE COUNTY
JUL 23 9 31 AM '82
COUNTY CLERK
BY: [Signature]

Maryland Heritage Corporation
Mr. Wayne G. Krut, President
7 Vineberry Court
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of September, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

*Petitioner Mr. Wayne G. Krut

Petitioner's Attorney

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time, successive weeks before the 30th day of October, 1980, the last publication appearing on the 29th day of October, 1980.

L. Lunk
THE JEFFERSONIAN
Manager.

Cost of Advertisement \$

PETITION FOR VARIANCE 11th DISTRICT

ZONING: Petition for Variance for side yard setbacks
LOCATION: Northwest side of Conifer Court, 1810 feet Southwest of Manor Woods Drive
DATE & TIME: Thursday, October 30, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Variance to permit side yard setbacks of 25 feet in lieu of the required 50 feet.
The Zoning Regulations to be accepted as follows:
Section 1A04.3.B.3 - Height and Area Regulations
Section 1A06.3.B.3 - Height and Area Regulations
All that parcel of land in the Eleventh District of Baltimore County

The property being known as Lot #14, located within the subdivision known as 2nd Addition To Manor Woods (E.H.K. Jr. et al. folio 61), and lot situated at the northwest side of the end of Conifer Court, being 1810 feet from the intersection of Conifer Court and Manor Woods Drive. Also known as 4222 Conifer Ct. Being the property of Maryland Heritage Corporation, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, October 30, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 8

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: WCA Revised Plans: Change in outline or description Yes
Previous case: Map # 4D No

Item # 55

Petition For Variance

11th District
Zoning: Petition for Variance for side yard setbacks
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Being the property of Maryland Heritage Corporation, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, October 30, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., Oct 9 1980

This is to Certify, That the annexed

Petition
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 9th day of October, 1980
Sch. D. Wright, Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 17 day of Sept 1980. Filing Fee \$ 75.00 Received Check

Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Maryland Heritage Corp. Submitted by Wayne Krut, Pres.

Petitioner's Attorney WCA Reviewed by WCA

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 10/11/80
Posted for: Petition for Variance
Petitioner: Maryland Heritage Corp.
Location of property: NW 1/4 of Conifer Ct. 1810' SW of Manor Woods Drive
Location of Signs: front of property (4322 Conifer Ct.)
Remarks:
Posted by: Blaine Leidy Signature Date of return: 10/12/80
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 11/12/81
Posted for: Board of Appeals
Petitioner: Maryland Heritage Corp.
Location of property: NW 1/4 of Conifer Ct. 1810' SW of Manor Woods Drive
Location of Signs: front of property (4322 Conifer Ct.)
Remarks:
Posted by: Blaine Leidy Signature Date of return: 11/23/81
Number of Signs: 1

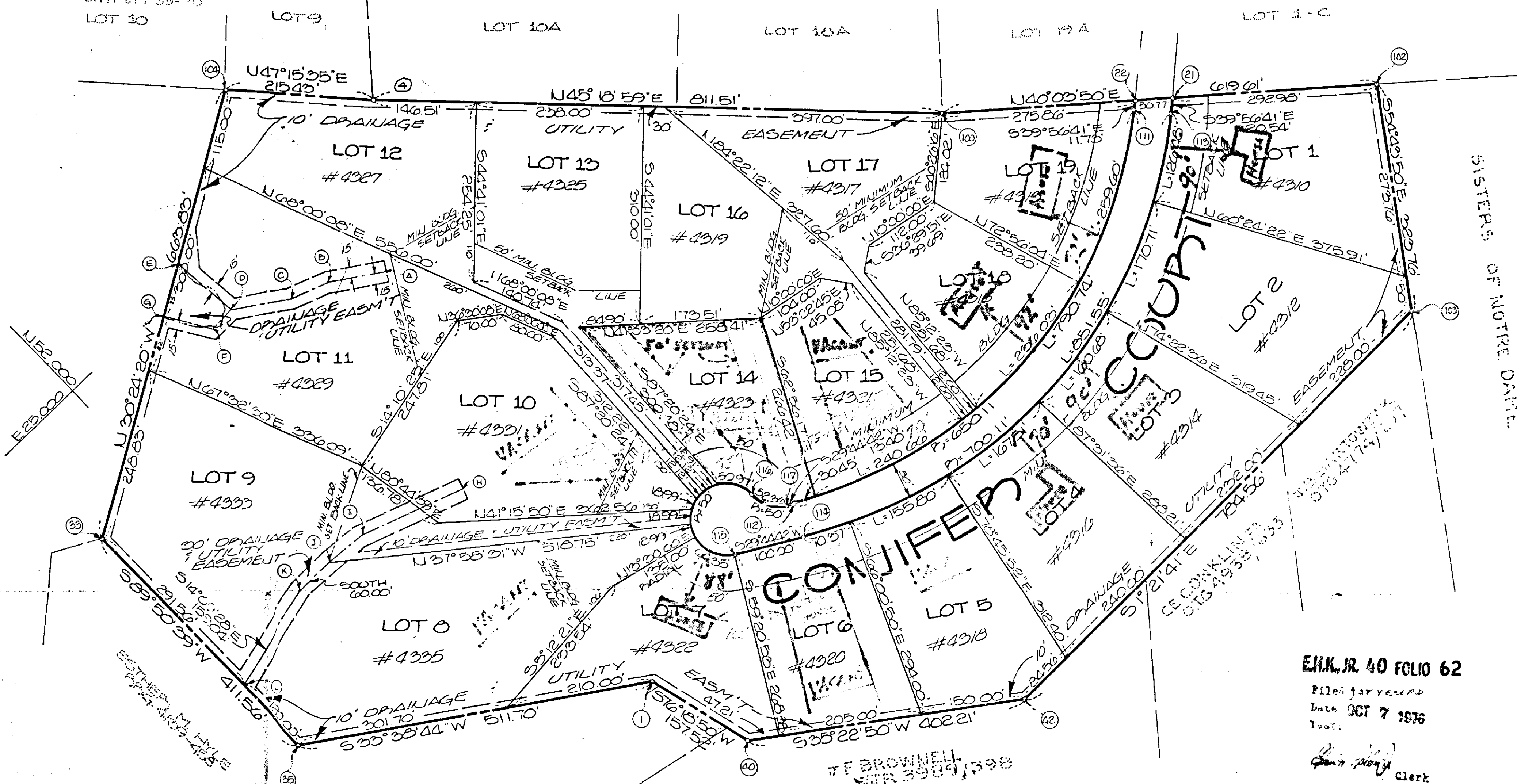
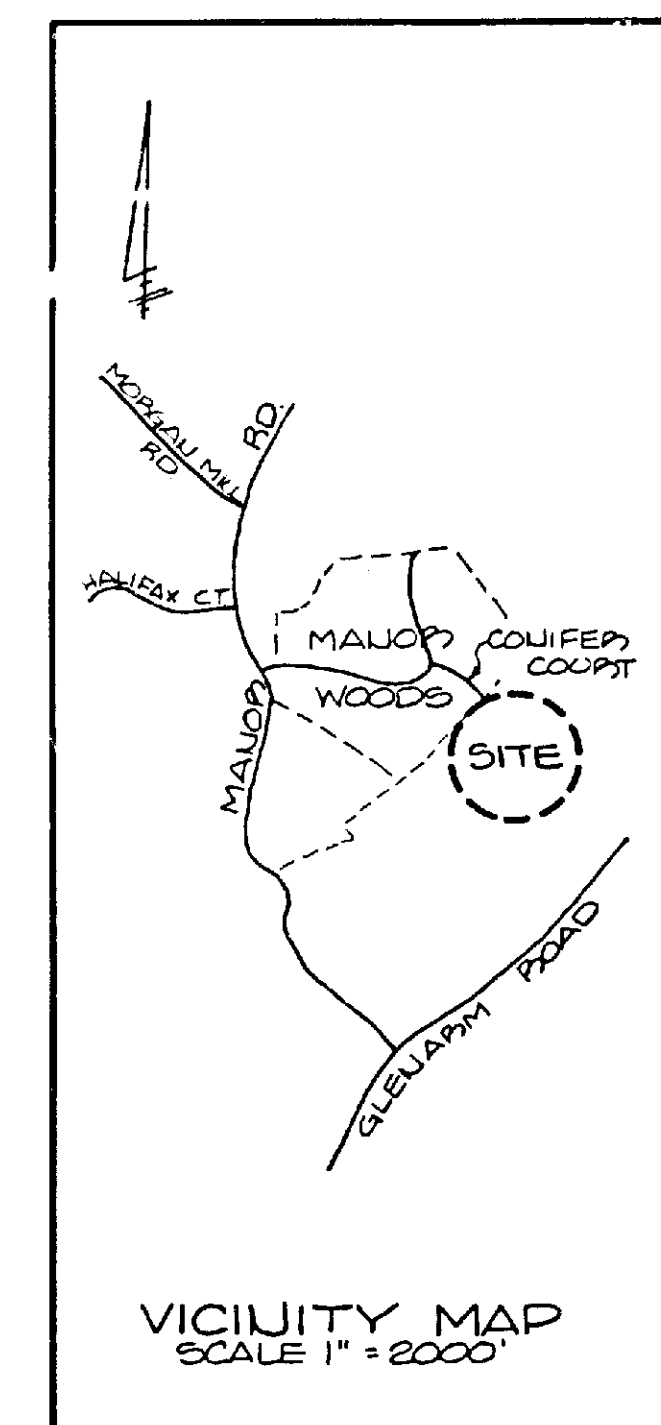
COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	52212.10	25575.41	103	52261.64	25612.70
4	52605.74	25602.58	104	52451.52	25614.20
21	52424.37	25759.79	111	52576.52	25764.44
22	52555.51	25751.11	112	52636.57	25800.63
23	51885.00	25180.24	113	52603.62	25802.93
35	51886.12	25591.90	114	52611.77	25874.09
40	52249.37	26025.46	115	52524.94	25834.48
42	52671.20	26021.24	116	52593.76	25830.24
100	52174.39	25579.56	117	52624.91	25824.07
102	52643.59	25973.37			

CURVE DATA					
CURVE	Δ	RADIUS	LENGTH	TANGENT	BEARING LONG CHD.
111-112	69°41'23"	650.11	792.71	452.59	55°04'00"E 712.89'
113-114	69°41'23"	700.11	851.55	487.40	55°04'00"E 800.02'
115-116	24°00'00"	50.00	209.44		
116-117	60°00'00"	50.00	52.36	23.87	N59°24'42"E 50.00'

FLOOD CONTROL BASE LINE ~		
A-B	S 24°22'49" W	84.07'
B-C	S 13°07'19" W	57.87'
C-D	S 32°39'39" W	92.65'
D-E	S 24°17'54" W	102.56'
E-F	S 4°28'08" W	37.12'
F-G	S 57°23'12" W	70.00'
G-H	S 28°55'29" W	52.32'
H-I	S 1°23'12" W	175.07'

RESUBDIVISION OF LOTS 9-10
ADDITION TO
MANOR WOODS

AMENDED PLAT #2
MANOR WOODS
OTS 32-140



ENK, JR. 40 FOLIO 62

Filed for record
Date OCT 7 1976
Book

Clerk

2ND ADDITION TO MANOR WOODS

11TH ELECTION DISTRICT
SCALE 1" = 100'

BALTIMORE COUNTY, MD.
SEPTEMBER 10, 1976

117613	DNH
117613	DNH
117613	DNH

DENSITY CALCULATIONS:
ZONE: P.D.D.
GROSS AREA OF TRACT: 21.78 ACRES
NUMBER OF LOTS: 19 LOTS
DENSITY: 19/21.78 = 0.872 LOTS/ACRE

GUNPOWDER FALLS WATER SHED

E. F. PAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

201 COURTLAND AVE.
TOWSON, MD. 21204

WHEN A WATER APPROPRIATION PERMIT IS
OBTAINED UNDER STATE LAW, NO LOT MAY BE
OFFERED FOR SALE AND NO BUILDING
CONSTRUCTION ON ANY LOT BEGUN UNTIL SAID
WATER APPROPRIATION PERMIT IS OBTAINED.

NOTES:

STREETS AND/OR ROADS SHOWN HEREON AND MENTIONED
THEREIN IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY,
AND THE SAME ARE NOT INTENDED TO BE ASSIGNED FOR PUBLIC
USE; THE FEE SIMPLE TITLE TO THE DEEDS THEREIN IS EXPRESSLY
RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT
IS ATTACHED, THEIR HEIRS AND ASSIGNS.

FOR PAUHANULE LOTS, REFUSE COLLECTION, SNOW REMOVAL
AND ROAD MAINTENANCE ARE PROVIDED TO THE JOINTION OF THE
PAUHANULE AND THE STREET RIGHT-OF-WAY LINE ONLY, AND NOT
OUT TO THE PAUHANULE LOT DRIVEWAY.

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE RE-
FERRED TO BALTIMORE COUNTY METROPOLITAN DISTRICT TRAVERSE
STATIONS X-7954 AND X-7955.

OWNER'S CERTIFICATE:

THE REQUIREMENTS OF SECTION 59 TO
ARTICLE 17 OF THE ANNOTATED CODE
OF MARYLAND, 1957 EDITION (TITLE CLERK'S
OF THE COURT, 2ND EDITION: CLERK'S OF CIR-
CUIT COURTS) AS FAR AS THEY RELATE
TO THE MAKING OF THIS PLAT AND THE
SETTLING OF MAPKERS HAVE BEEN COM-
PLIED WITH.

MARYLAND HERITAGE CORP.

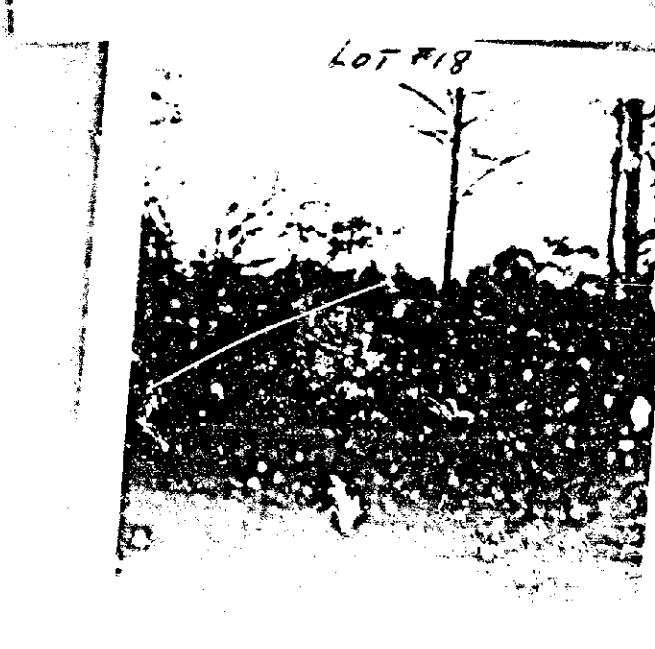
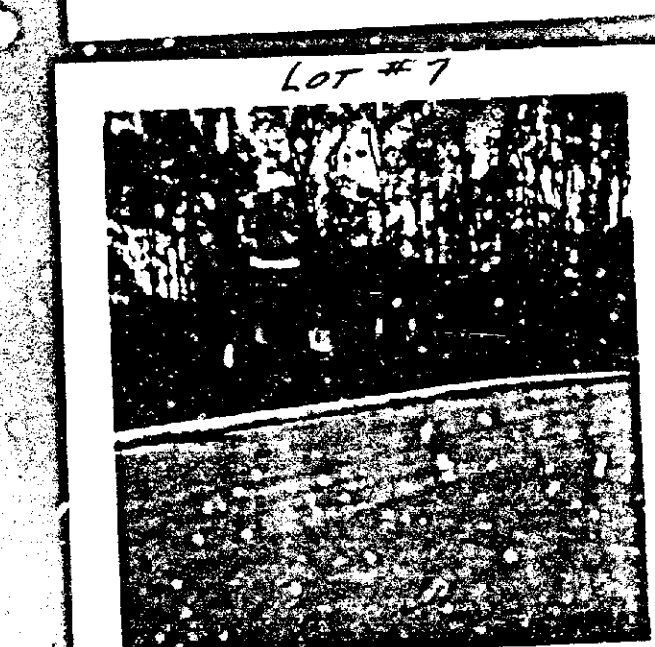
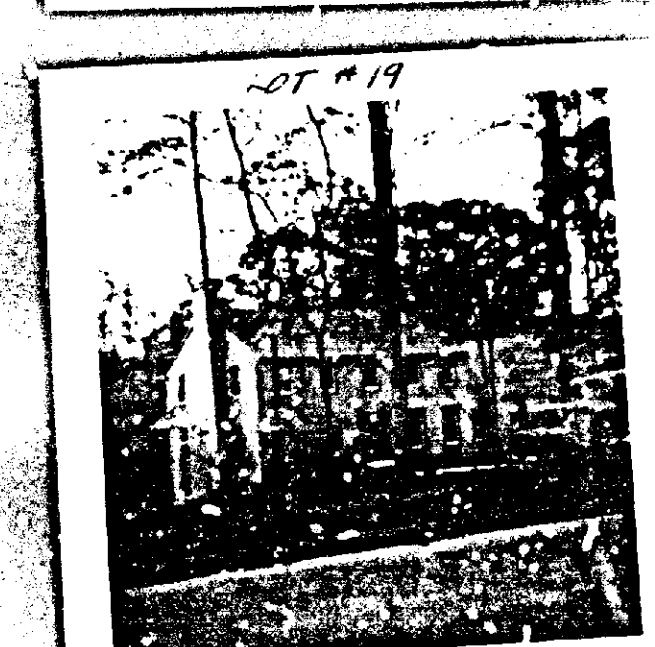
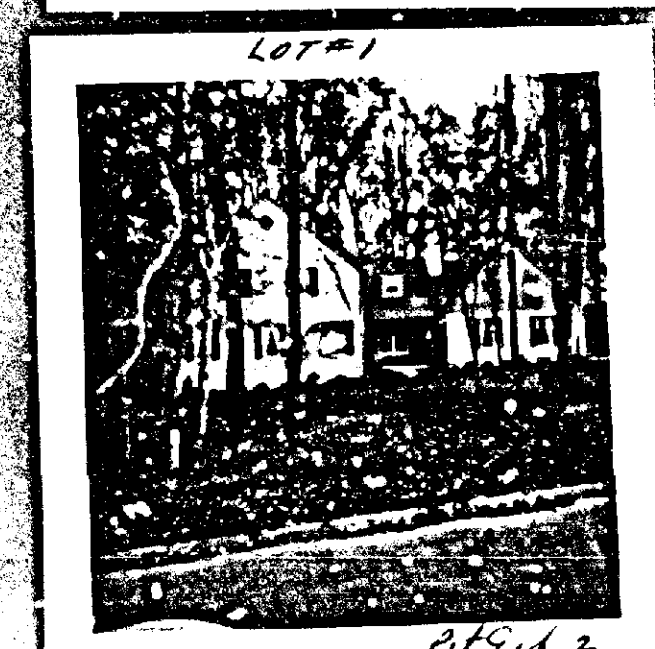
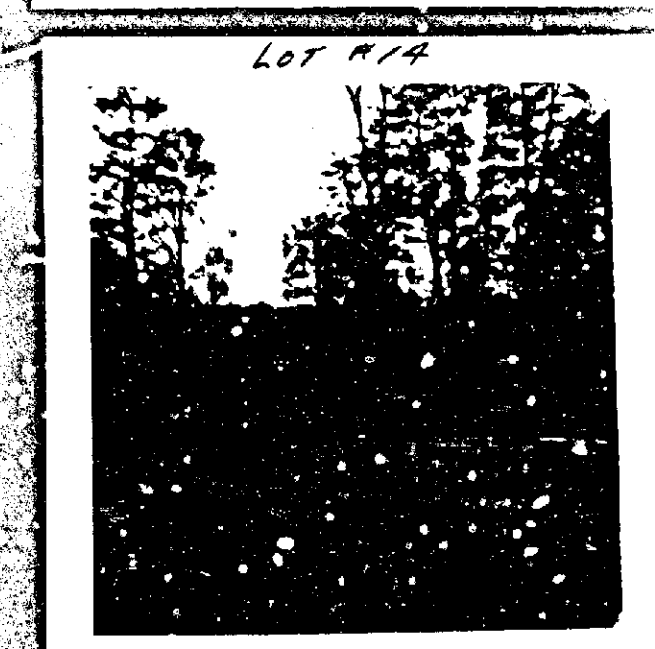
Wayne S. Krantz, President 9-24-76
OWNER DATE

SURVEYOR'S CERTIFICATE:

I, EUGENE F. PAPHEL, A REGISTERED
PROFESSIONAL LAND SURVEYOR OF THE
STATE OF MARYLAND, DO HEREBY CERTIFY
THAT THE LAND SHOWN HEREON HAS BEEN
LAID OUT AND THE PLAT THEREOF PREPARED
IN ACCORDANCE WITH THE PROVISIONS OF
THE LAW RELATIVE TO THE SUBDIVISION OF
LAND KNOWN AS HOUSE BILL NO. 459 CH.
1010, OF THE ACTS OF 1945 AND SUBSEQUENT
ACTS AMENDATORY THEREOF.

E. F. Paphel 9-14-76
2nd Sub. DATE

1740



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 001779

DATE October 1, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Maryland Heritage Corporation
FOR: Filing Fee for Case No. 81-89-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 93532

DATE November 5, 1980 ACCOUNT 01-662

AMOUNT \$50.38

RECEIVED FROM: Maryland Heritage Corp.
FOR: Adv. & Posting for Case No. 81-89-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 93592

DATE December 24, 1980 ACCOUNT 01-662

AMOUNT \$40.00

RECEIVED FROM: Blaine G. Leidy
FOR: Filing Fee for Appeal of Case No. 81-89-A

VALIDATION OR SIGNATURE OF CASHIER